

FIRST CYCLE 2003
GENERAL PLAN AMENDMENTS
RESOLUTION NO. _____

On motion by Supervisor _____, seconded by Supervisor _____, and carried, the Board adopts the following resolution:

WHEREAS, Section 65358 of the California Government Code requires that any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year; and

WHEREAS, the General Plan Amendments contained in this resolution constitute the first amendment to the San Bernardino County General Plan during 2003; and

WHEREAS, the San Bernardino County Planning Commission and Board of Supervisors have conducted legally noticed public hearings during which the project comprising the First Cycle was considered and testimony received; and

WHEREAS, the Board of Supervisors has made the findings necessary to adopt the General Plan Amendments;

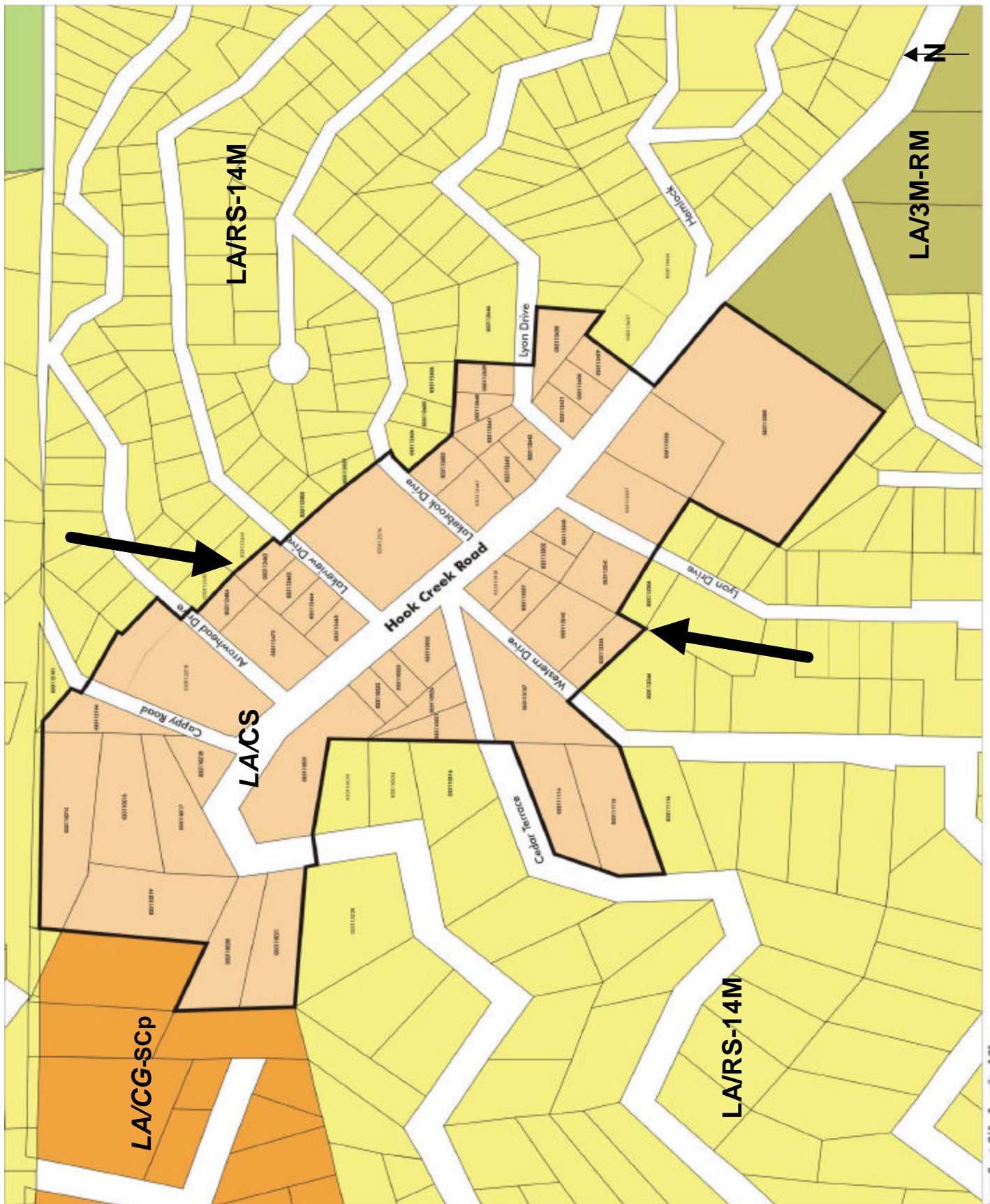
THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby amends the San Bernardino County General Plan as follows:

SECTION 1.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAP FH15A," from LA/CN (Lake Arrowhead/Neighborhood Commercial) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum parcel size) to LA/CS (Lake Arrowhead/Service Commercial) on approximately 9.9 acres, located within an area which generally parallels a portion of Hook Creek Road between Emerald Drive and Silver Spruce Lane; Lake Arrowhead Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed General Plan Land Use District Change from LA/CN and LA/RS-14M to LA/CS in the community of Cedar Glen is in the public interest, there will be a community benefit and other existing and permitted uses will thereby be brought into conformance with the Development Code.
2. The proposed General Plan Land Use District Change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
3. The proposed General Plan Land Use District Change does not conflict with the provisions of the Development Code, or any applicable specific plan, but in fact will effect consistency between the Code and many of the existing land uses.
4. The proposed General Plan Land Use District Change will not have a substantial adverse effect on surrounding property because the purpose of this change is to designate a more appropriate Land Use District for this area where the existing land uses are inconsistent with the current land use designation.
5. The Initial Environmental Study dated November 13, 2002, has determined that the proposed General Plan Land Use District Change from LA/CN and LA/RS-14M to LA/CS in the community of Cedar Glen will have no significant impacts on the environment and no mitigation measures are required. Therefore, a Negative Declaration is recommended.



SECTION 2.

The General Plan Official Land Use District Maps and text are amended as shown on the attached map and pages marked “OLUD MAPS FH05A, FH06A, FH13A & FH14A” and “GENERAL PLAN TEXT” from various designations to various designations on approximately 17,786 acres, located within an area generally bounded by the City of Victorville to the north, the City of Hesperia to the east, the unincorporated community of Summit Valley to the south, and the unincorporated community of Phelan to the west; Oak Hills Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed General Plan Text and Land Use District Map Amendments are in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised.
2. The proposed General Plan Text and Land Use District Map Amendments are consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
3. The proposed General Plan Text and Land Use District Map Amendments do not conflict with the provisions of the Development Code, or any applicable specific plan.
4. The proposed General Plan Text and Land Use District Map Amendments will not have a substantial adverse effect on surrounding property.
5. The Oak Hills Community Plan FEIR (SCH No. 96031031) certified by the City of Hesperia on April 3, 2002 is adequate for the County’s use as a CEQA Responsible Agency in its consideration of the proposed project (GPA 2002-01).
6. The potential environmental effects of the proposed project (GPA 2002-01) were analyzed in the Oak Hills Community Plan FEIR (SCH No. 96031031). The FEIR concludes that the proposed project would have significant adverse effects on the environment, despite implementation of prescribed mitigation measures. However, the benefits of the proposed project override the adverse effects and support approval of the proposed project as described in the Facts, Findings and Statement of Overriding Considerations prepared for the County’s actions.



LAND USE SERVICES DEPARTMENT – OAK HILLS/S1

GENERAL PLAN TEXT

SECTION 3.

The San Bernardino County General Plan text is amended to add the Oak Hills Planning Area to Section III, Subsection D, after the text for the Lucerne Valley Planning Area, to read:

Figure III-37B
Summary of Oak Hills Planning Area

General Location: Desert Region (RSA 32b)

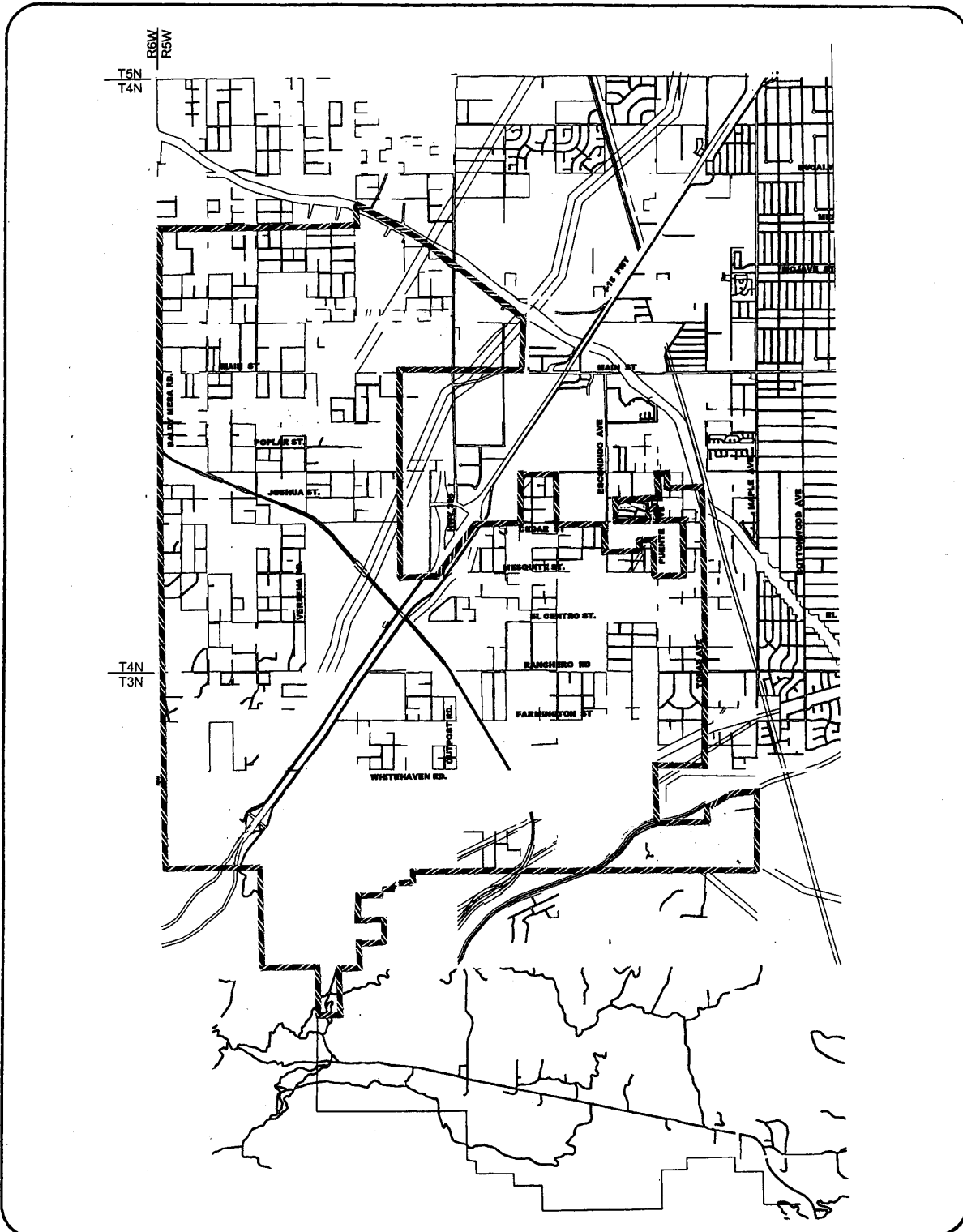
Specific Location: See Map III-RRb

LAND USE DESIGNATIONS		ACREAGE	BUILD-OUT POTENTIAL
Resources Conservation	RC	300	
Agriculture	AG	0	
Rural Living	RL	14,025	
Single Residential	RS	565	
Multiple Residential	RM	60	
Office Commercial	CO	0	
Neighborhood Commercial	CN	30	
Rural Commercial	CR	0	
Highway Commercial	CH	0	
General Commercial	CG	293	
Service Commercial	CS	595	
Community Industrial	IC	40	
Regional Industrial	IR	0	
Planned Development	PD	650	
Institutional	IN	635	
Floodway	FW	593	

Acreages in each land use district and the build-out potential of each district shall subsequently be computed. This data will be used to determine the absorption capacity of the area, and the amounts of services and facilities needed to support the population of the area.

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GENERAL PLAN TEXT

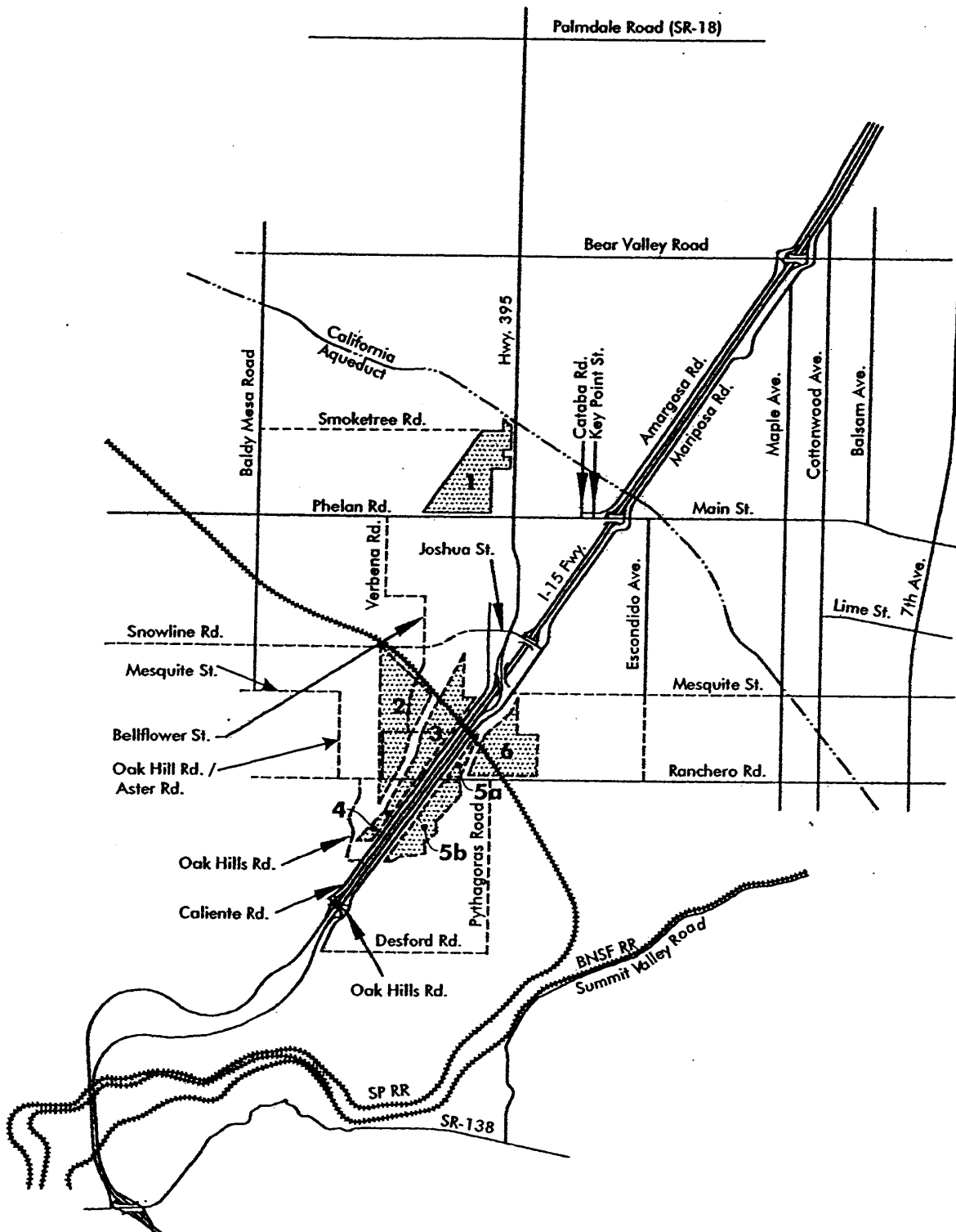


SAN BERNARDINO COUNTY GENERAL PLAN
Oak Hills Planning Area

MAP III-RRb



**Vicinity Map and Planning Areas as Identified in the
Oak Hills Community Plan Program Environmental Impact Report**



OAK HILLS AREA PLAN POLICIES/ACTIONS***Natural Resources******Biological***

OH/BI-1 Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the building official to make a finding that no other reasonable siting alternative exists for the development of the land.

Specimen size trees are defined as meeting one or more of the following criteria:

- a. A circumference measurement equal to or greater than 50 inches measured at four feet from grade.
- b. Total tree height of 15 feet or greater.
- c. A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

Water

OH/WA-1 Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.

OH/WA-2 Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.

OH/WA-3 When specific storm drain or wastewater treatment facilities are required in the future, construction will utilize a design that retains the natural character of the drainage channel to the extent possible. This protects wildlife corridors and prevents loss of critical habitat in the region.

Man-made Resources***Wastewater***

OH/WW-1 If a wastewater treatment facility is developed in the community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.

Transportation/Circulation

The following policies are intended to address circulation within the community:

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GENERAL PLAN TEXT

- OH/TC-1** Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.
- OH/TC-2** To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.
- OH/TC-3** The County shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.
- OH/TC-4** The City shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6 (see map on page III-D3-37). This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees. (Note: This policy is included because the Oak Hills Community Plan is a joint document between the County and the City of Hesperia.)
- OH/TC-5** Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.

Land Use/Growth Management

- OH/LU-1** Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Designations that are consistent with the City's and County's General Plans and with the policies of the Planning Area.
- OH/LU-2** Limit the future expansion of higher density residential and commercial or industrial land uses by establishing geographic boundaries as follows:
- a. West side: The Oro Grande Wash to the existing City limits (west boundary), the freeway (east boundary). In addition, the area north of Main Street/Phelan Road, and east of the powerline easement, as well as the intersection of Phelan Road and Baldy Mesa Road.

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GENERAL PLAN TEXT

- b. East side: Desford Road (south boundary) the Oro Grande Wash (east boundary). Existing City limits (north boundary), and the freeway (west boundary). In addition, the intersection of Ranchero Road and Escondido Avenue.
- c. Summit Valley: Santa Fe Railroad (north and west boundary), existing limits of CSA 70 J (east and south boundary) Note: This area is located on the east side of Oak Hills but has access only from Hesperia via Summit Valley Road.

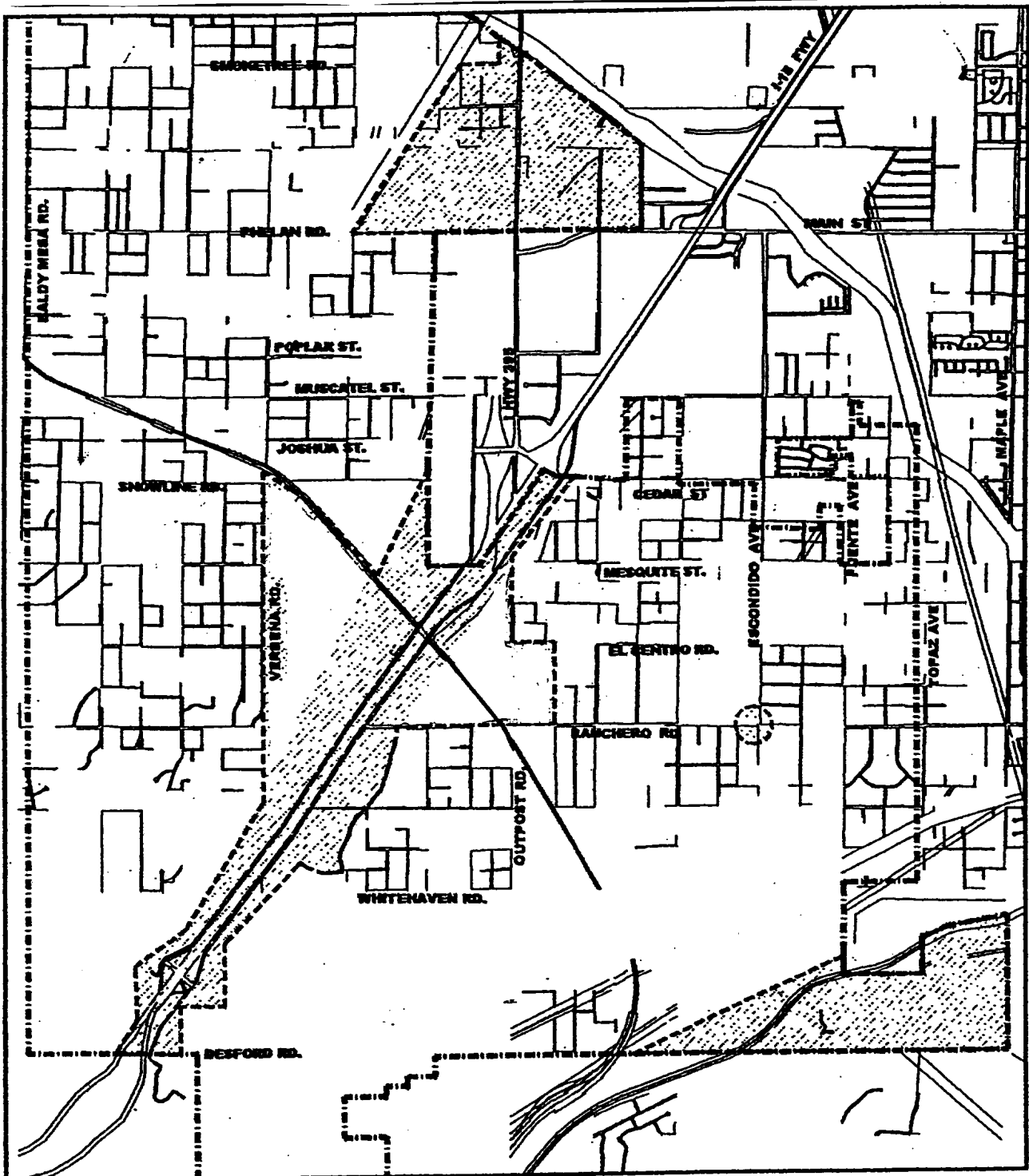
OH/LU-3 Restrict the minimum residential lot size to two and one-half acres, except for areas within the boundaries specified in OH/LU-2.

OH/LU-4 Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

OH/LU-5 The maximum number of parcels which may be created through the land division process shall be consistent with the Planning Area designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.

- a. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
- b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
- c. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
- d. In cases of density transfer, all parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.

Map for Policy OH/LU-2



**LIMITS OF HIGHER DENSITY
RESIDENTIAL AND COMMERCIAL/
INDUSTRIAL DEVELOPMENT**

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GENERAL PLAN TEXT

- OH/LU-6** Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.
- OH/LU-7** Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:
- a. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)
 - b. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:
 - Increased building setbacks incorporating earthen berms and appropriate landscaping.
 - Streets separating the different land uses, where appropriate.
 - Solid barrier hardscape treatments such as decorative walls.
 - Trails and pedestrian circulation areas.
- OH/LU-8** Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.
- OH/LU-9** Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.

Community Character

The following additional land use policies reflect the desire to establish the character of Oak Hills through the physical development of the community:

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GENERAL PLAN TEXT

- OH/LU-10** Where new developments are approved within the community, encourage the use of the Oak Hills community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.
- OH/LU-11** Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.
- OH/LU-12** The City and County shall sponsor the use of community entry signs along major roadways into Oak Hills.
- OH/LU-13** When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.
- OH/LU-14** Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.
- OH/LU-15** Require that lighting for new development be designed to minimize glare on adjacent properties.
- OH/LU-16** Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed below:

- a. Landscaping will consist of native or drought resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of landscaping plans.
- b. Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- c. Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.

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GENERAL PLAN TEXT

- d. No more than 25% of landscaped areas for multiple family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- e. Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU-17 Require subdivisions within the Planning Area to have all common landscaping consisting of xeriscape plant materials.

Public Facilities

The following additional land use policies are intended to address the need for public facilities in the community:

OH/LU-18 Designate and protect land for public services to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.

OH/LU-19 Coordinate land use planning with infrastructure provision and planning, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

OH/LU-20 Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

OH/LU-21 Approve zoning and General Plan changes only when adequate services exist or are assured through the proposed development.

OH/LU-22 Coordinate land use planning efforts with planning programs of service providers, including, but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

OH/LU-23 Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

OH/LU-24 Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

Land Use Districts

LAND USE SERVICES DEPARTMENT – OAK HILLS/S1

GENERAL PLAN TEXT

The following additional land use policies are intended to address the need for flexibility with the mapped delineation of land use districts:

OH/LU-25 Because land use district boundaries are normally parcel specific and because detailed surveys of the drainage/flood areas and power line and other institutional land uses are not presently available for precise delineation of these boundaries within the Planning Area, the following policies/actions shall be implemented:

- a. Where a detailed drainage report demonstrates that parcels or portions of parcels within the Floodway Land Use District should not be restricted by the limitations of the Floodway designation, the boundary between the Floodway and the adjacent land use district shall be interpreted to be consistent with such report.
- b. The boundaries of the Institutional Land Use District are intended to match the rights-of-way or easements for public utilities and interstate transportation corridors within the Planning Area.

SECTION 4.

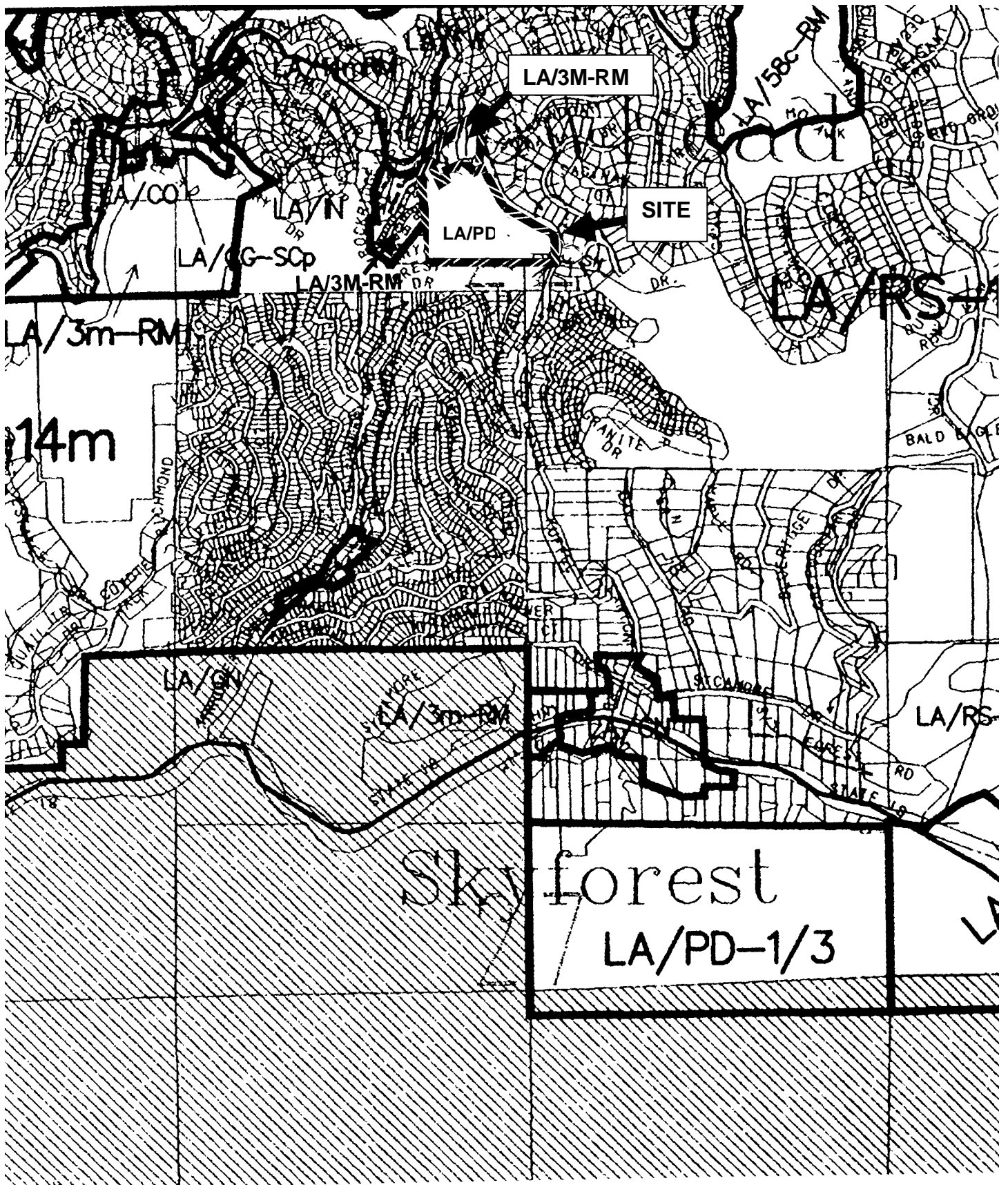
The General Plan Official Land Use District Maps are amended as shown on the attached map marked “OLUD MAP FH23A,” from LA/3M-RM (Lake Arrowhead/Multiple Residential-3,000 square feet per dwelling unit) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum parcel size) to LA/PD (Lake Arrowhead/Planned Development) on 11.8 acres, located on the west side of Kuffel Canyon Road, approximately 30 feet south of Shenandoah Drive; Lake Arrowhead Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed land use district change is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the re-designation of this project site to Planned Development provides an opportunity for the land to be developed with a compatible land use and elimination of vacant area currently used for disposal of trash and junk. The proposed Planned Development District allows for the design of small residential lots and the provision of large open space areas on a site that have significant topographic limitations.
2. The proposed land use district change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area because a conversion to Planned Development provides for in-fill development of a site surrounded by both single family and multiple family residential uses at a density similar to and compatible with surrounding existing uses. The proposed land use district will provide for a density significantly less than what the current designation allows.
3. The proposed land use district change does not conflict with provisions of the Development Code, or the Lake Arrowhead Planning Area because the mitigation measures and conditions of approval required for development of the site will insure compliance with appropriate development standards and requirements. The project has been designed to utilize and enhance existing road and drainage improvements previously installed and the proposed custom foundations will keep slope grading to a minimum.
4. The proposed land use district change will not have a substantial adverse effect on surrounding property because the Environmental Initial Study (SCH (#2002081053) prepared for this project adequately identifies the potential impacts of the proposed project and provides adequate mitigation measures and a Mitigation Monitoring and Reporting Program that will reduce any potential impacts to less than significant.
5. The mitigated negative declaration prepared for this project reflects the County's independent judgement.

LB/L-DS VENTURES (PATRIOT HOMES) – LAKE ARROWHEAD/S3

OLUD MAPS FH23A



SECTION 5. The General Plan Land Use District Amendments adopted by this resolution shall become effective thirty (30) days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, J. RENÉE BASTIAN, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by said Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of _____.

J. RENÉE BASTIAN,
Clerk of the Board of Supervisors of the County
of San Bernardino, State of California

Deputy